

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:
B-08-MN-13-0001

Grantee Name:
Atlanta, GA

Grant Amount:
\$12,316,082.00

Grant Status:
Active

Submitted By:
No Submitter Found

Disasters:
Declaration Number
NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,316,082.00
Total CDBG Program Funds Budgeted	N/A	\$12,316,082.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Obligation Date:

Award Date:

Contract End Date:

Review by HUD:
Reviewed and Approved

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Atlanta Bureau of Housing began NSP activities when approval was received for the direct allocation of \$12.3 million in March 2009. An experienced HOME and CDBG staff member became the NSP Project Manager, overseeing the development of the program infrastructure. The City developed processes, procedures and financial structures of the NSP program. In addition, the NSP staff began to identify developers/subrecipients to implement the NSP funds. The following are the substantial accomplishments achieved during the first reporting period (April 1 to June 30, 2009).

Administration

Staffing - The City created four positions to staff the NSP program (i.e. Project Manager, (2) Management Analyst, Project Monitor). The Project Manager position was filled previous quarter; however one of the Management Analyst positions was filled this quarter. The City is continuing to accept applications for the two remaining positions and expect to have them filled during the next reporting period.

Financial Management

Bank Account - The City opened two NSP bank accounts on April 8, 2009. One account is set-up to receive draws for reimbursement for expenses incurred. The other account was established for program income that will be generated from the disposition of NSP properties.

Administrative Budget - The City developed an administrative budget for the NSP program, which forecasted the available NSP admin funds over the four years of the program.

Reimbursement Procedures - The City developed the process and procedures for NSP reimbursements. This process was presented to the during the developers/subrecipients orientation.

Action Plan - The City developed, submitted and received approval of the NSP Action Plan.

Program Management

Selection of Developers/Sub-Recipients - On March 2, 2009, the City of Atlanta (City) received 68 responses to the NSP Request for Proposals. All responses were reviewed first by an Evaluation Committee comprised of City staff and outside professionals and their recommendations were then reviewed by a Recommendation Team comprised of Bureau of Housing senior staff. On May 26, 2009, the City held a public hearing to recommend fourteen (14) entities to receive NSP funds. On June 1, 2009, City Council approved the fourteen (14) entities and authorized the Mayor to enter into contractual agreements with the selected entities.

Request for Release of Funds - The City submitted a Request for Release of Funds to HUD on April 1, 2009 which was approved by HUD.

Appraisal Services - On May 28, 2009, the City released a Request for Qualifications from appraisal firms to provide appraisal services for the NSP program. Three responses were collected on June 11 and two firms were selected. Opportunities to include additional appraisal firms will be made available in the future.

Developer/Sub-Recipient Manual - The City created a developer/sub-recipient manual, which outlined program objectives, processes and requirements.

Developer/Sub-Recipient Orientation - The City convened a meeting on June 22, 2009 for all developers and sub-recipients receiving NSP funds. At this meeting, the NSP goals were clarified and the program's processes were outlined. This meeting provided an opportunity for developers/sub-recipients to ask questions and meet other developers/sub-recipients.

Project Management

Community Support - Starting in June, the City and the developers met with communities where NSP funds will potentially be invested. This provided an opportunity to secure community support, to enlighten citizens of opportunity to purchase/rent and to solicit feedback regarding the program.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0, 0	\$0.00	\$0.00	\$0.00	\$0.00
0, 0	\$3,465,000.00	\$0.00	\$3,465,000.00	\$0.00
0, 0	\$0.00	\$0.00	\$0.00	\$0.00
0, 0	\$0.00	\$0.00	\$0.00	\$0.00
0, 0	\$0.00	\$0.00	\$0.00	\$0.00
0, 0	\$0.00	\$0.00	\$0.00	\$0.00
0, 0	\$0.00	\$0.00	\$0.00	\$0.00
2008-NSP1-ADMN, Planning/Administration	\$1,231,608.00	\$0.00	\$1,231,608.00	\$0.00
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$5,435,000.00	\$0.00	\$5,435,000.00	\$0.00
2008-NSP1-DEMO, Demolition	\$159,474.00	\$0.00	\$159,474.00	\$0.00
2008-NSP1-FIN, Financing	\$1,250,000.00	\$0.00	\$1,250,000.00	\$0.00
2008-NSP1-LBA, Land Banking	\$375,000.00	\$0.00	\$375,000.00	\$0.00
2008-NSP1-REDV, Redevelopment	\$400,000.00	\$0.00	\$400,000.00	\$0.00
25210408.102.220131844, Resources for Residents and	\$0.00	\$0.00	\$0.00	\$0.00
25210408.103.220131844, National Church Residences	\$0.00	\$0.00	\$0.00	\$0.00
25210408.104.220131844, Partnership for the Preservation of	\$0.00	\$0.00	\$0.00	\$0.00
25210408.106.220131844, Real Estate Alliance Partners	\$0.00	\$0.00	\$0.00	\$0.00
25210408.107.220131844, Mayweather Enterprises	\$0.00	\$0.00	\$0.00	\$0.00
25210408.110.220131844, Pohl Real Estate	\$0.00	\$0.00	\$0.00	\$0.00
25210408.111.220131844, University Community Development	\$0.00	\$0.00	\$0.00	\$0.00
25210408.115.220131844, Urban Residential Finance Authority	\$0.00	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00